

**24 Manunda Street, Bardia, NSW, 2565**

Laing+Simmons

**House For Sale**

Wednesday, 14 August 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## Location meets Contemporary Comfort

Mika Wu from Laing+Simmons Bardia is delighted to present another nearly new, impeccably built four-bedroom family home in the vibrant community of Bardia.

This contemporary home is ideally located near Bardia Public School, local parks, the popular Ed Square Shopping Centre, and Edmondson Park train station, making it an excellent choice for those seeking a convenient and comfortable lifestyle in the area.

Residence features:

- + Open plan lounge and dining with LED down lights
- + Four good sized bedrooms, one located downstairs
- + Master bedroom with ensuite and walk-in robe
- + Sleek Kitchen with Caesar stone bench top
- + 900mm Stainless appliances offers easy cooking
- + Covered alfresco to provide all outdoor entertainment needs
- + Low maintenance backyard, very tidy
- + Remote controlled single garage with epoxy flooring
- + Additional highlight of the property includes a full bathroom downstairs
- + Enjoy year-round comfort with ducted air conditioning throughout the home.
- + North facing living with plenty of natural light
- + A well-appointed internal laundry.
- + Short drive to Edmondson Park station
- + Approx. 600m distance to Ed Square shopping
- + Approx. 600m walking distance to Bardia Public School
- + Easy access to M5 and M7
- + 1km to Cross Roads shopping
- + Close to future Western Sydney airport with huge potential
- + Council approx \$388 per quarter